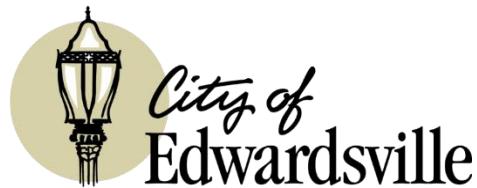


EXHIBIT 2



Office of the City Clerk
Emily E. Bates

City of Edwardsville

City Council Agenda

July 07, 2020

7:00 p.m. Council Meeting – Edwardsville City Hall, 118 Hillsboro Avenue

This meeting may be accessed with the following links and phone numbers:

On the Web:

<https://zoom.us/j/93517789206?pwd=OUJxS0dzRkQxQ1JUNWNhRStrWXRrQT09>

Password: 797833

Via Telephone:

Dial (for higher quality, dial a number based on your current location):
312-626-6799; or 646-558-8656; or 301-715-8592; or 346-248-7799; or
669-900-9128; or 253-215-8782

Webinar ID: 935 1778 9206

Password: 797833

Call to Order

Pledge of Allegiance

Roll Call

Welcome

Citizens wishing to address Council

Citizens wishing to address Council – Members of the public may submit comments to this meeting by calling 618-307-1715 and leaving a message or by emailing publiccomment@cityofedwardsville.com.

* **Consent Agenda**

* **Approval of minutes of Council Meeting on June 16, 2020** **PG. 4**

If prospective attendees require an interpreter or other access accommodation, please contact the Edwardsville City Clerk's office at 618-692-7500 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.

Petitions and Communications

Legislative & Executive

- a) Retirement notice of Fire Chief Rick Welle effective Monday, July 13, 2020
- b) Class H Liquor License for Plummer Family Park located at 3501 Sports Park Drive, Edwardsville, IL 62025 PG. 8

Legal & Judicial

City Treasurer

City Clerk

Finance Committee

- a) Minutes of Finance Committee on June 09, 2020 PG. 12
- * b) Group Health Insurance Fund Report - \$254,364.19
- c) Claims - \$1,092,198.48 PG. 14
- d) A Resolution Approving the Agreement Between the City of Edwardsville and the Great Rivers & Routes Tourism Bureau PG. 63
- e) A Resolution Authorizing the Transfer of Funds to Other Designated Funds of the City of Edwardsville PG. 69
- f) A Resolution Approving the Special Parks 2019-2020 Allocation to Edwardsville Children's Museum, Watershed Nature Center, and the Friends of Col. Benjamin Stephenson House in the Amount of \$74,729.56 Divided Equally PG. 72
- g) Finance Committee will meet on Tuesday, July 14, 2020 at 4:00 p.m. in City Hall

Public Safety Committee

- a) Public Safety Committee will meet on Thursday, July 16, 2020 at 4:00 p.m. in City Hall

Public Services Committee

- a) Minutes of the Public Services Committee meeting on June 09, 2020 PG. 84

- b) Approval to Award the 2020 Resurfacing Contract to Killian Corporation in the amount of \$566,418.59 [PG. 86](#)
- c) Approval to Award the Grant Drive Reconstruction to Keller Construction in the amount of \$612,734.93 [PG. 88](#)
- d) **Information:**
 - 1) Change Order 1 and Final for the 2019 Pavement Marking Contract [PG. 90](#)
 - 2) Change Order 1 and Final for the 2020 Fence Contract [PG. 92](#)
- e) Public Services Committee will meet on Tuesday July 14, 2020, at 5:00 p.m. in City Hall

Administrative & Community Services Committee

- a) Minutes of Administrative & Community Services Committee meeting on June 11, 2020 [PG. 94](#)
- b) A Resolution Authorizing a Sign Variance for 3077 Gateway Commerce Center Drive South [PG. 97](#)
- c) A Resolution Defining Meeting and Adopting Procedures for Electronic Attendance at Meetings [PG. 116](#)
- d) **Information:**
 - 1) Minutes of the Historic Preservation Commission meeting held on May 13, 2020 [PG. 121](#)
- e) Administrative & Community Services Committee will meet on Thursday, July 16, 2020 at 5:30 p.m. in City Hall

Old Business

New Business

*

Closed Session

- a) Executive Session - Personnel (2)

Action taken on Executive Session items

Adjournment



DATE: July 2, 2020

ACTION ITEM TITLE: A Resolution Authorizing a Sign Variance for 3077 Gateway Commerce Center Drive South for Amazon Delivery

ORIGIN: City Planning Staff on behalf of applicant: Amazon Delivery

SUMMARY:

The resolution approves a sign variance for 3077 Gateway Commerce Center Drive South (Amazon Delivery) for the following:

The addition of an Amazon “smile” sign measuring 90 square feet sign to the previously approved 379.03 square feet of site signage. Bringing the total signage for the site to 469.03 square feet for a warehouse building having an overall area of 577,320 square feet at the site addressed as 3077 Gateway Commerce Center Drive South.

RATIONALE:

The increased site signage for 3077 Gateway Commerce Center Drive South is on a site with a 577,320 square feet warehouse having. A signage limitation of 300 square feet for a building of this size will be disproportionate and be lost on a building of this magnitude.

ACS Committee recommended approval of the variance requests with a vote of 2 ayes and 0 nays.

COMPLIANCE WITH COMPREHENSIVE PLAN OR OTHER PLAN:

The variance is similar in nature to the variance approved for the Prairie Farms building & World Wide Technology.

SUGGESTED COUNCIL ACTION:

Approval

RESOLUTION NO. _____
RESOLUTION AUTHORIZING A SIGN VARIANCE FOR
3077 GATEWAY COMMERCE CENTER DRIVE SOUTH

WHEREAS, Contegra Construction, LLC, on behalf of Amazon Delivery, lessee, of 3077 Gateway Commerce Center Drive South has requested two (2) variances for signage to be installed on their buildings and site; and

WHEREAS, the variance request is to increase the sign surface area for the total site at 3077 Gateway Commerce Center Drive South. Specifically, the applicant has requested the addition of 90 square feet to the previously approved increased site signage of 379.03 square feet. The addition would bring the total site signage to 469.03 square feet. The signage breaks out as follows:

Elevation	Description	Dimensions	Sq. Ft.
West	Amazon "smile" sign	4'6" x 20'	90
<i>Existing signage allowed by variance approved by Resolution 430-05-2020 May 5, 2020</i>			
North	Amazon Hub	4'10" x 20'10"	100.69
	Amazon Delivery (relocated from west elevation)	6'3 1/2" x 23'3"	146.28
	Package Pickup & Return	1'3 1/2" x 15'3"	19.69
	Customer Service	1' x 10'5"	10.42
	Associate Entry	1'3 1/2" x 9'3"	11.95
Site	Monument Sign	5' x 6'	30.00
	Directional signs exceeding 3 ft in area (two signs)	5' x 6' (two)	60.00
	Total Existing Signage		369.03
	TOTAL Site Signage with requested signage addition		469.03

WHEREAS, the subject site is a 54.5-acre tract within an industrial park with larger scale buildings which, due to building sizes and setback distances from adjoining roadways, require sign standards which are more site specific to the area; and

WHEREAS, the building measures 1020' long by 566' wide totaling 577,320 square feet in area; and

WHEREAS, considering the overall area of the structure, a signage limitation of 300 square feet for a building of this size will be disproportionate and be lost on a building site of this magnitude; and

WHEREAS, the Administrative and Community Services (ACS) committee has recommended council approve the second variance with a vote of 2 ayes and 0 nays as, for the reasons stated above, the ordinance does not adequately provide sufficient signage for single tenant buildings of this magnitude on industrial campus-type sites; and

WHEREAS, the proposed signage is located in the M-1 district and is not in proximity to other businesses zoned B-1, B-2, or residential districts; and

WHEREAS, the variances granted to the petitioner are site specific and shall not be considered a precedent to be applied to other development or in other zoning districts; and

WHEREAS, the proposed variances are consistent with the intent and purpose of the sign ordinance, and will not cause injury to the area in which the street graphic is located or be detrimental to the public welfare in any way, in that it will not, among other things, obstruct any traffic or vehicular sight lines;

WHEREAS, the proposed variances are the minimum deviation from the requirements that will alleviate difficulties/hardships for the Amazon Delivery while protecting the broader public interest for this requested variance; and

WHEREAS, the request has been duly considered and recommended for approval by the Administrative and Community Services Committee of the City Council;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDWARDSVILLE THAT the following variances are hereby approved:

A variance permitting Amazon Delivery the addition of 90 square feet of signage increasing the total site signage to 469.03 square feet for a warehouse building having an overall area of 577,320 square feet at the site addressed as 3077 Gateway Commerce Center Drive South.

ADOPTED this _____ day of _____, 2020 pursuant to a roll call vote as follows:

Ayes:

Nays:

Absent:

Abstention:

APPROVED by me this _____ day of _____, 2020.

By: _____

Hal Patton, Mayor
Edwardsville, Madison County, Illinois

ATTEST, Filed in my office, this
_____ day of _____, 2020

By _____
Emily Bates, City Clerk
Edwardsville, Madison County, Illinois

ZONING ADMINISTRATOR'S REPORT
Contegra Construction on behalf of Amazon Delivery
Sign Variance Request
3077 Gateway Commerce Center Drive South
PID 14-1-15-30-00-000-002.009

SIGN VARIANCE REQUEST

The applicant has requested an additional variance from the sign ordinance to allow the addition of a 90 square foot sign to the existing 379.03 square feet of signage for this site.

**AREA LAND USE AND ZONING**

The subject property is addressed as 3077 Gateway Commerce Center Drive South and more specifically identified as PID 14-1-15-30-00-000-002.009. The property is zoned M-1 Light Manufacturing District.

Direction	Zoning District	Use
North	M-1 Light Manufacturing District	Warehouse
South	M-1 Light Manufacturing District	Warehouse
East	M-1 Light Manufacturing District	Farm land
West	M-1 Light Manufacturing District	Farmland

Sign variance: - Signage exceeding 300 square foot cap from ordinance.

Agenda

The applicant has proposed the installation of one additional sign totaling 90 square feet for the 3077 Gateway Commerce Center Drive South. All signage for the site is detailed below:

Elevation	Description	Dimensions	Sq. Ft.	
West	Amazon "smile" sign	4'6" x 20'	90	Sign #1018
Existing signage allowed by variance approved by 430-05-2020 May 5, 2020				
North	Amazon Hub	4'10" x 20'10"	100.69	Sign #1015
	Amazon Delivery (relocated from west elevation)	6'3 1/2" x 23'3"	146.28	Sign #1013
	Package Pickup & Return	1'3 1/2" x 15'3"	19.69	Sign #1016
	Customer Service	1' x 10'5"	10.42	Sign #1017
	Associate Entry	1'3 1/2" x 9'3"	11.95	Sign #1014
Site	Monument Sign	5' x 6'	30.00	
	Directional signs exceeding 3 ft in area (two signs)	5' x 6' (two)	60.00	
	Total Existing Signage		379.03	Section 94-23 of the ordinance allows 2 sq. ft. of signage for every 1 lineal foot of street frontage; provided that no establishment shall display more than 300 sq. ft. of signage.
	TOTAL Site Signage with requested signage addition		469.03	

APPLICABLE SECTION OF ORDINANCE

Section 94-23 Sign area allowance.

Important: Within the limitations and restrictions as further provided in this chapter, the total of the areas of signage which a particular establishment is permitted to display shall be computed according to the following formula:

Two square feet of sign area per one foot of lineal street frontage of the building; **provided that no establishment in any zoning district shall display more than 300 square feet of signs**, except for identification signs as described in subsection 94-44(5) which shall not be included in any total sign area calculation, unless otherwise provided in that section. Off-site signage is prohibited.

(1) Special situations:

- (a) For any establishment having frontage on more than one street, the sign area allowances for each side shall not be aggregated so as to allow any such establishment to display, on any frontage, a greater area of signage than this section would otherwise permit.
- (b) The side of an establishment adjacent to patron off street parking spaces shall be deemed frontage.

STANDARDS FOR VARIANCE:

- A. *The proposed variance is consistent with the intent and purpose of this chapter, and will not cause injury to the area in which the street graphic is located or be detrimental to the public welfare in any way.*

The requested variance to increase the amount of overall site signage, when considering the overall scale of the building where the site signage will be displayed, could be considered consistent with the intent and purpose of the chapter and would not cause injury or be located in a way that is detrimental to the public welfare.

- B. *The proposed variance is the minimum deviation from the requirements that will alleviate the difficulties/hardship while protecting the broader public interest.*

The building measures 1020' long by 566' wide totaling 577,320 square feet in area. Considering the overall area of the structure 577,320 square feet, a signage limitation of 300 square feet for a building of this size will be disproportionate and be lost on a building site of this magnitude. The previous variance approved allowed the site to display a total of 379.03 square feet of signage. Approval of this variance request would add an additional 90 square feet bringing the total signage displayed to 469.03 square feet.



**REQUEST FOR SIGN VARIANCE
ADMINISTRATIVE & COMMUNITY SERVICES COMMITTEE
AND CITY COUNCIL
EDWARDSVILLE, IL**

(Do not write in this space - for office use only)

Parcel ID No. 14-1-15-30-00-000-002 Zoning District M-1
Flood Zone: "C" Community Panel 170436 0115 BDate set for ACS meeting/hearing: July 1, 2020

Action by ACS:

- () Denied _____
 () Approved _____
 () Approved with modification _____

VARIANCE REQUEST NO. 2020-24DATE 06/24/2020Fee Amount \$150 Date Paid _____Date set for City Council meeting/hearing Jully 7, 2020

Action by CC:

- () Denied _____
 () Approved _____
 () Approved with modification _____

Instructions to applicants:

- 1) This application for a Variance **must** be complete.
- 2) All requests for Variance **must** include a site plan with the application showing the information listed in item 8 paragraphs a), b), c).
- 3) A schedule providing reasonable guarantees for the completion of sign installation **must** be provided.
- 4) All information required with this application **must** be provided **before** a hearing will be scheduled for the next regularly scheduled Administrative & Community Services Committee meeting.
- 5) The applicant or his attorney or duly-authorized agent must appear at the hearing and present this case to the Administrative & Community Services Committee or the case will not be heard and fees forfeited.
- 6) Standard for Variances: The City Council shall not grant any graphic variance unless, based upon evidence presented to them, they determine that:
 - A. The proposed variance is consistent with the intent and purpose of this chapter, and will not cause injury to the area in which the street graphic is located or be detrimental to the public welfare in any way; and
 - B. The proposed variance is the minimum deviation from the requirements that will alleviate the difficulties/hardship while protecting the broader public interest.

The burden of providing substantiating evidence rests with the applicant. Applicants are encouraged to contact the Office of the City Planner should they have any questions concerning the application.

1. Name of Applicant(s) Contegra Construction Co.
 Email Address tcopy@contegracc.com
 Address: 22 Gateway Commerce Center Dr. West, Suite 110 Phone 618-931-3500
 City: Edwardsville State: IL Zip 62025
2. Property interest of applicant:
 () Owner () Contract Purchaser () Lessee () Other General Contractor
3. Name of Property Owner(s) Gateway East 9B Owner, LLC
 Email Address bklucker@tristarcompanies.net
 Address: 12647 Olive Blvd. Phone 314-739-5555
 City St. Louis State MO Zip 63141

Request for Sign Variance
Administrative & Community Services Committee/City Council
City of Edwardsville
Page Two of Three

4. Location of Property: 3077 Gateway Commerce Center Dr. South
Address of property as assigned by the 911 coordinator is _____ . Property
Parcel ID # 14-1-15-30-00-000-002

5. Present zoning classification of the property M-1

6. Present/proposed use of property (If any uses or buildings on the property are non-conforming, so state): Distribution center.

7. Sign Variance Request:
State the specific variance that is being sought and cite relevant paragraphs of the Ordinance by section number (if known). Total square footage of signage is greater than what is currently allowed by the city ordinance.

State why the sign variance request should be taken into consideration and what exceptional or extraordinary circumstances or conditions apply for this sign variance as referred to in the application (attach additional pages if necessary). Due to the size of the building structure and tenant's design standards.

8. Site plan drawn in a scale large enough for clarity and true representation to reflect all of the following (shall not exceed 11" X 17" drawing or 12 copies shall be provided by applicant):

a) Location and dimensions of:

- 1) Lot (Corner Lot shall be identified) and property limits
- 2) Buildings (Existing and Proposed)
- 3) Driveways
- 4) All off-street parking spaces/area

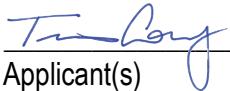
b) Location and dimensions/heights of:

- 1) Existing sign(s) to remain
- 2) Existing signs to be removed
- 3) Proposed sign(s), including setbacks from street(s). Sign(s) for the variance request should be identified accordingly
- 4) Utility easements

c) Additional information as may reasonably be required by the Zoning Administrator and applicable sections of the Zoning ordinance.

Request for Sign Variance
Administrative & Community Services Committee/City Council
City of Edwardsville
Page Three of Three

9. I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Edwardsville, Illinois for the purpose of inspecting or of posting, maintaining and removing such notices as may be required by law.


Tim Cony
Applicant(s)

6/23/2020
Date

Property Owner(s)

Date



APPLICATION FOR SIGN INSTALLATION PERMIT

City of Edwardsville
 Dept. of Public Works
 Planning & Zoning Division
 200 East Park Street
 Edwardsville, IL 62025

Sign Application No. _____

Date Submitted: 6/23/2020

Date Approved: _____

Permit Issued

FEE: \$10.00 (per Sign)

Permit Denied

Fee Paid _____ Date: _____

Reason: _____

Electrical Permit Required: _____

Electrical Permit Number: _____

- ◆ **No sign may be erected without an approved sign permit. Penalties will result if a sign is erected without an approved permit.**
- ◆ **This application must be filled out in its entirety including all signatures and proposed sign diagrams before submittal. Incomplete applications will be returned to the applicant for completion.**

Instructions to the applicant:

A sketch of the proposed sign(s) showing dimensions and area is required for all sign permits. For all wall signs, a sketch of the frontage(s) on which the proposed sign(s) will be placed is required, depicting the location of the sign on the building. For all proposed or modified freestanding signs, a site plan showing the location of the proposed sign(s) in relation to the buildings and lot lines is also required. Applicants are encouraged to visit the Public Works office for any assistance needed in filling out the form.

For Electrified Signs:

In addition to approval of the sign permit by Planning & Zoning, an electrical permit is required and must be approved by the Electrical Inspector for electrified signs. Please note the following stipulations regarding electrified signs:

- Electrified signs shall be listed and labeled as required by NEC (National Electric Code) article 110-3, Field-installed skeleton tubing systems need not be listed, but must be installed per NEC article 600.
- All signs and field-installed skeleton tubing systems shall be provided with disconnecting means per NEC article 600.
- Feeders and branch circuits supplying signs and field-installed skeleton tubing systems shall meet the applicable article of the NEC and local ordinances.
- Call for required electrical inspection at the time of installation.

1) Applicant's Name: Contegra Construction Co. Phone: 618-931-3500
 Email Address tcopy@contegracc.com

Address: 22 Gateway Commerce Center Dr. West, Suite 110

City: Edwardsville State: IL Zip Code: 62025

2) Property Interest of Applicant:
 Owner Contract Purchaser Lessee Other General Contractor

Permanent Sign Permit Application
Page 106 of 123

Page 2 of 4 Agenda

- 3) Name of Property Owner(s) if other than Applicant:

Name: Gateway East 9B Owner, LLC Phone: 314-209-8888
 Email Address _____
 Address: 12647 Olive Boulevard, Suite 500
 City: St. Louis State: MO Zip Code: 63141

- 4) Location of Property:

Address: 3077 Gateway Commerce Center Dr. South
 Parcel I.D. Number: 14-1-15-30-00-000-002 Zoning: M-1

- 5) Frontage: Width of
-
- building front
-
- tenant space (when applicable):
- 570
- Ft. (Required)

- 6) Sign Installer:

Name: Foppe Visual Communication Phone: 618-654-8600
 Address 809 Broadway
 City: Highland State: IL Zip Code: 62249

- 7) Cost of sign:
- \$9,000

- 8) Proposed sign is:

New Sign Addition to Existing Signage* Replacement of Existing Sign

Type of Sign (check one in each column)

Free Standing
 Projecting
 Wall (height of placement _____)
 Dynamic Display (variance required)
 Other _____

Business
 Real Estate
 Identification
 Subdivision
 Construction

Expected Date of Installation: 7/13/20***Addition to existing Signage requires the following information:**Total Existing Signage: 401.37 TOTAL Sq. Ft. 289.03

Size of Existing Freestanding Sign:

Sign Height ____ Ft. Width ____ Ft. Total Sign Area [Sign Height x Width] = 105 Sq. Ft. 90

Base Height ____ Ft. TOTAL Height (sign height + base height) = _____ Ft. Total approved site signage 379.03 sf

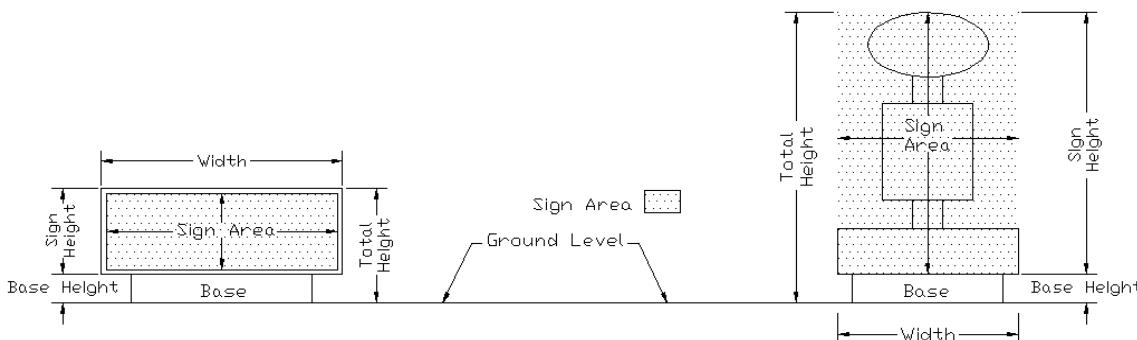
Resolution 430-05-2020 May 4, 2020

- 9) Size of Proposed New Sign: (see example below)

Sign Height 4.5' Ft. Width 20' Ft. Base Height N/A Ft. (if applicable)Total Sign Area [Sign Height x Width] = 90 Sq. Ft.Does sign include changeable copy? yes no

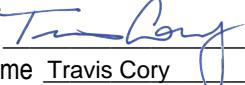
A copy of sign and all pertinent plans, sketches or drawings including their dimensions is required – please attach.

Size of sign is determined as follows:



- 10) Illumination of Sign: Non-Illuminated Back-Lighted Flood Lights Neon (Variance Required)
- 11) Hours of illumination (if applicable): From _____ (a.m./p.m.) to _____ (a.m./p.m.)
- 12) Will any of the lighting on the sign be moving or blinking? yes no
- 13) Will sign contain animated or dynamic display? yes no
Applicable area of animation or dynamic display _____ ft. x _____ ft. Include specifications of display with application.
- 14) For all proposed **freestanding** signs a site plan is required. Please see page 4 for site plan requirements. For **wall signs**, a sketch of the frontage(s) on which the proposed sign(s) will be placed is required, depicting the location of the sign on the building. **Window signage** requires a sketch with dimensions of all windows and the proposed signage.
- 15) I certify that all of the above statements and those contained in any papers or plans submitted herewith are true and accurate. I also understand that changes in plans or specifications shall not be made without written approval of this office. Failure to comply with these regulations shall constitute a violation of the sign regulations. Signs erected without a permit are illegal and will be prosecuted.

Applicant:

Signature: 
Printed Name Travis Cory

Date 6/23/20**Business Owner:**

Signature: _____ Date _____
Printed Name _____

Property Owner:

Signature: _____ Date _____
Printed Name _____

CERTIFICATE OF COMPLIANCE

The plans and specifications submitted with this application are in conformity with the sign regulations applicable to the subject property. Changes in plans or specifications shall not be made without written approval of this office. Failure to comply with the above shall constitute a violation of the sign regulations. Signs erected without a permit are illegal and will be prosecuted.

Permit issued this _____ day of _____, 20 _____

Zoning Administrator _____

Electrical Inspector (if applicable): _____ Date: _____

SITE PLAN ***(Required for all proposed freestanding signs)***

A site plan must be attached or drawn below at a scale large enough for clarity showing the following information:

Location and dimensions of:

- Lot (indicate if corner lot)
- All Buildings
- Driveways and Off-Street Parking Spaces
- Easements
- Underground & Overhead Utilities
- Location of Proposed Freestanding Sign (indicate distance to front and side property lines)

Note: The Zoning Administrator may require additional information as necessary for permit approval.



TYPICAL DELIVERY SIGN DESIGN

TOTAL SQF: 146.20

AMAZON FONT SIZE: 39"
DELIVERY FONT SIZE: 17"

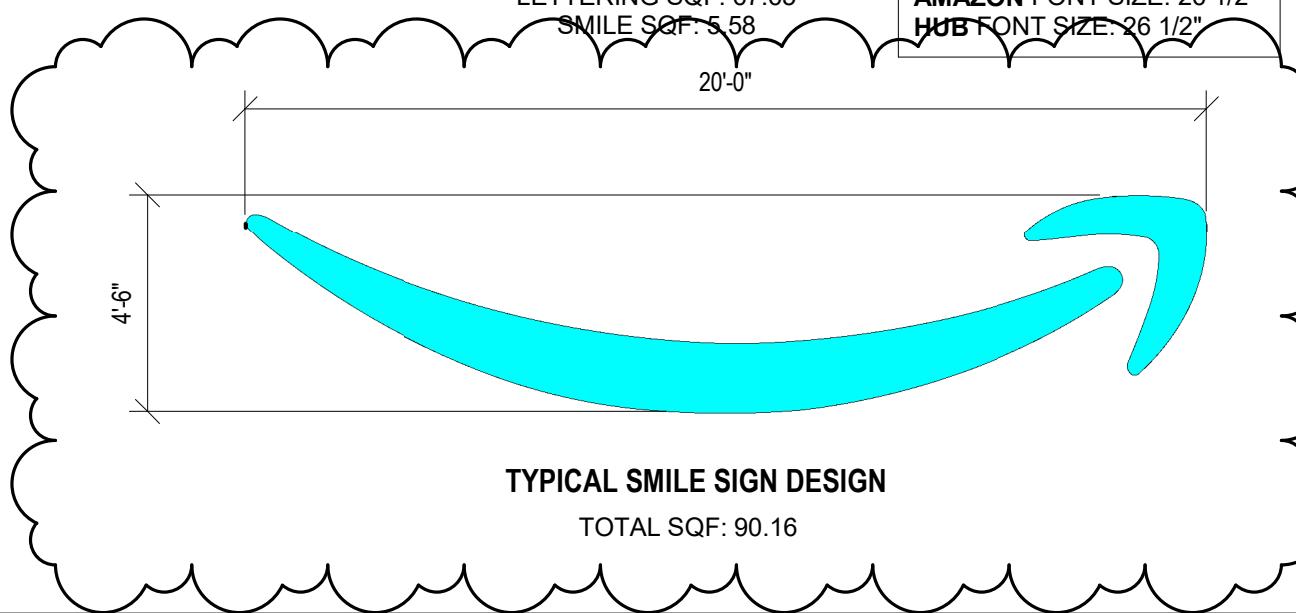


TYPICAL HUB SIGN DESIGN

LETTERING SQF: 67.65

SMILE SQF: 5.58

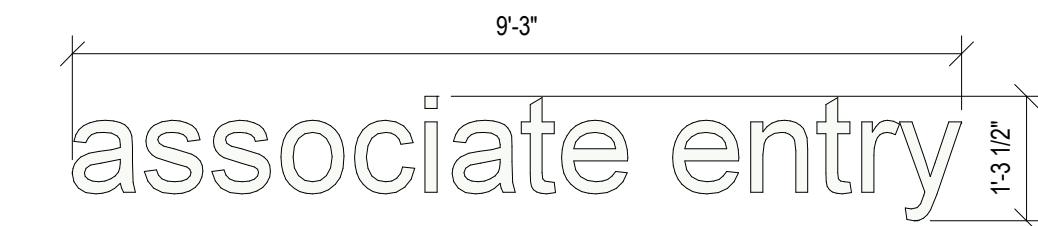
AMAZON FONT SIZE: 26 1/2"
HUB FONT SIZE: 26 1/2"



TYPICAL SMILE SIGN DESIGN

TOTAL SQF: 90.16

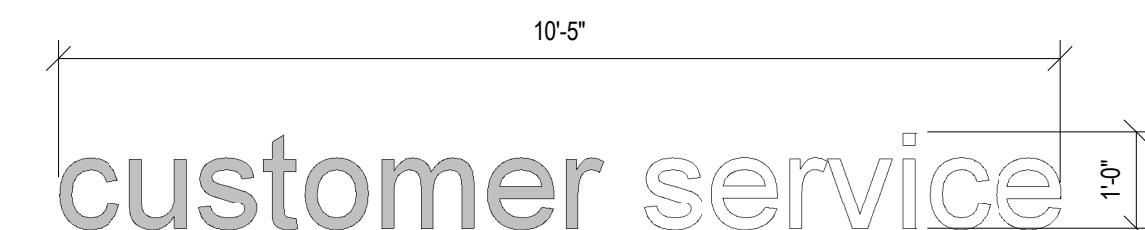
1



TYPICAL ASSOCIATE ENTRY SIGN DESIGN

TOTAL SQF: 11.99

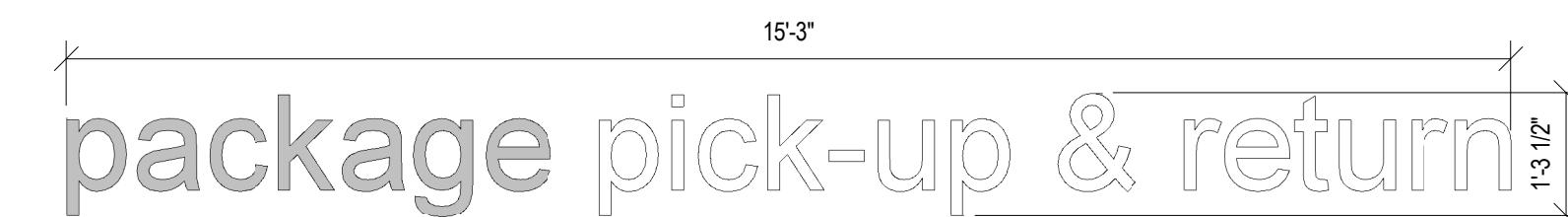
FONT SIZE: 9"



TYPICAL CUSTOMER SERVICE SIGN DESIGN

TOTAL SQF: 10.41

FONT SIZE: 9"

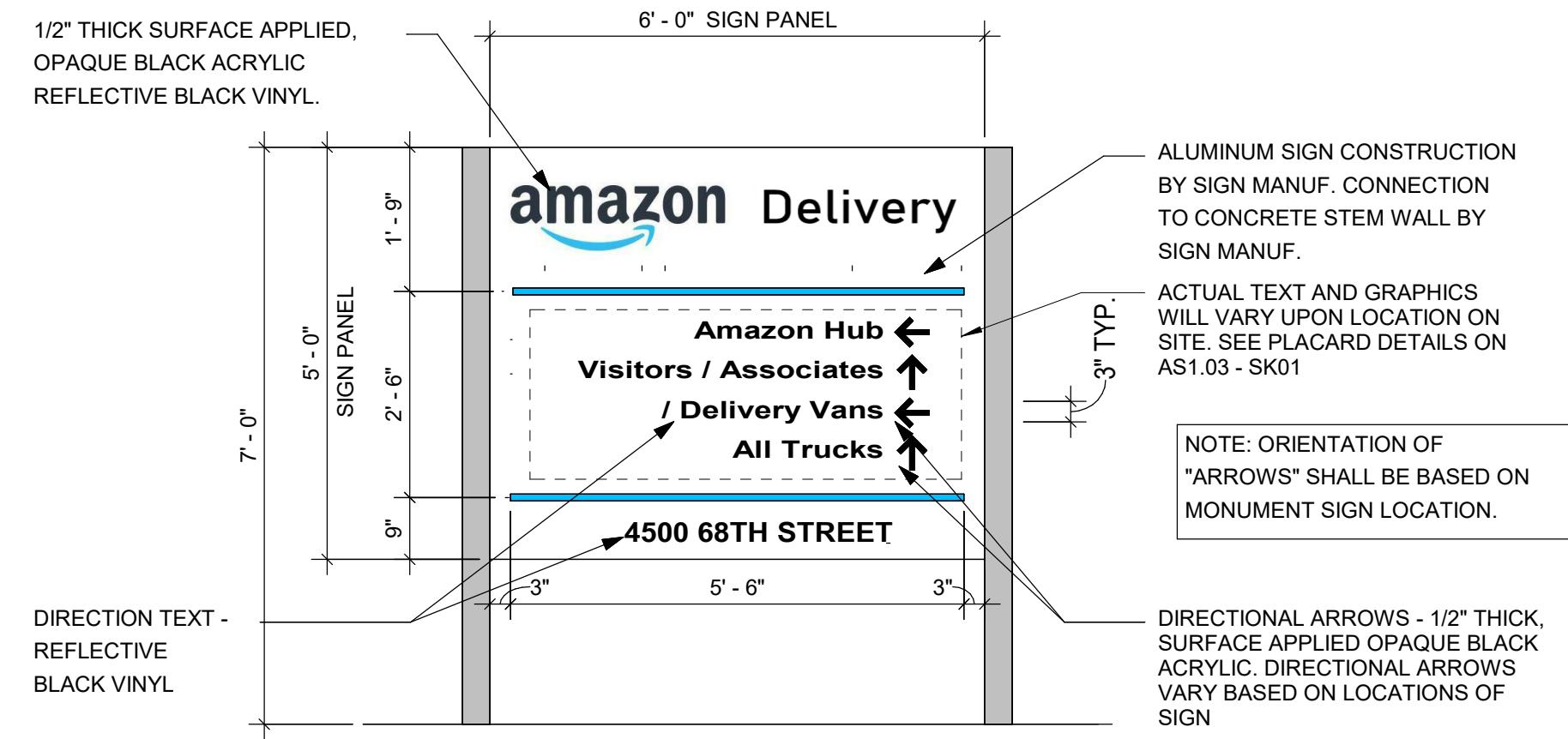


TYPICAL PACKAGE SIGN DESIGN

TOTAL SQF: 19.77

FONT SIZE: 9"

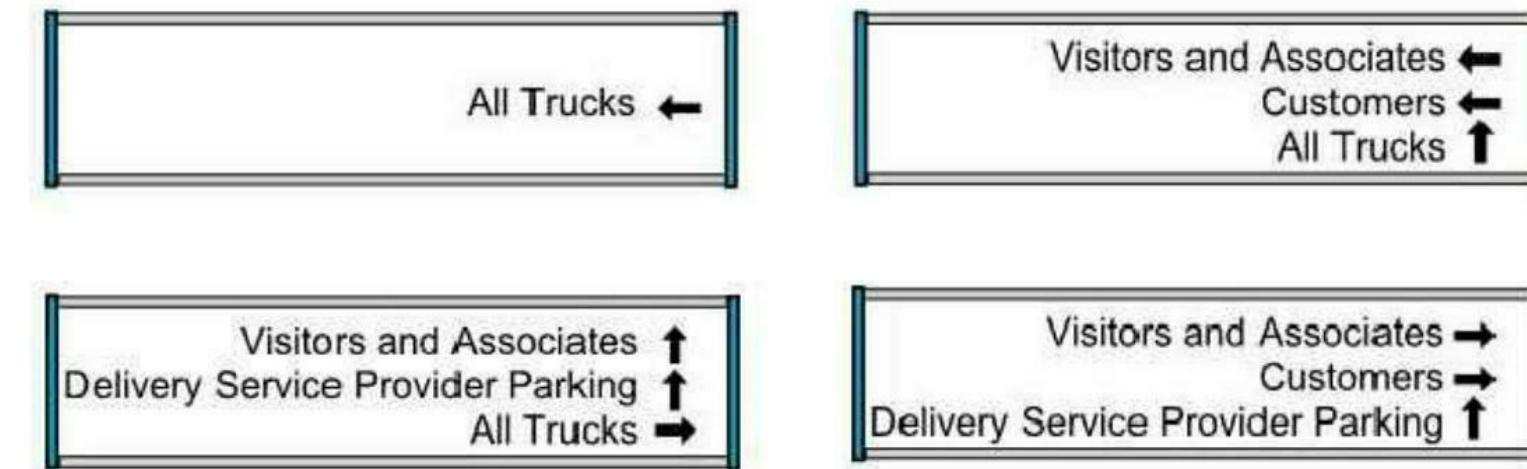
ISSUED FOR:	DRAWING NO.
PERMIT	AS1.01 -SK01
DLI4 - DISTRIBUTION CENTER	
3077 GATEWAY COMMERCE CENTER DR S	
EDWARDSVILLE, IL 62025	
RLB+A JOB#: 13316	SCALE:
06/23/20	



TYPICAL PYLON SIGN DESIGN
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS.)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN

5'-0"H x 6'-0"W = 30 SF TOTAL SIGN PANEL AREA (DOUBLE SIDED)

ISSUED FOR: PERMIT	DRAWING NO. AS1.02 - SK01
DLI4 - DISTRIBUTION CENTER 3077 GATEWAY COMMERCE CENTER DR S EDWARDSVILLE, IL 62025	DATE: 06/23/20
RLB+A JOB#: 13316	SCALE:

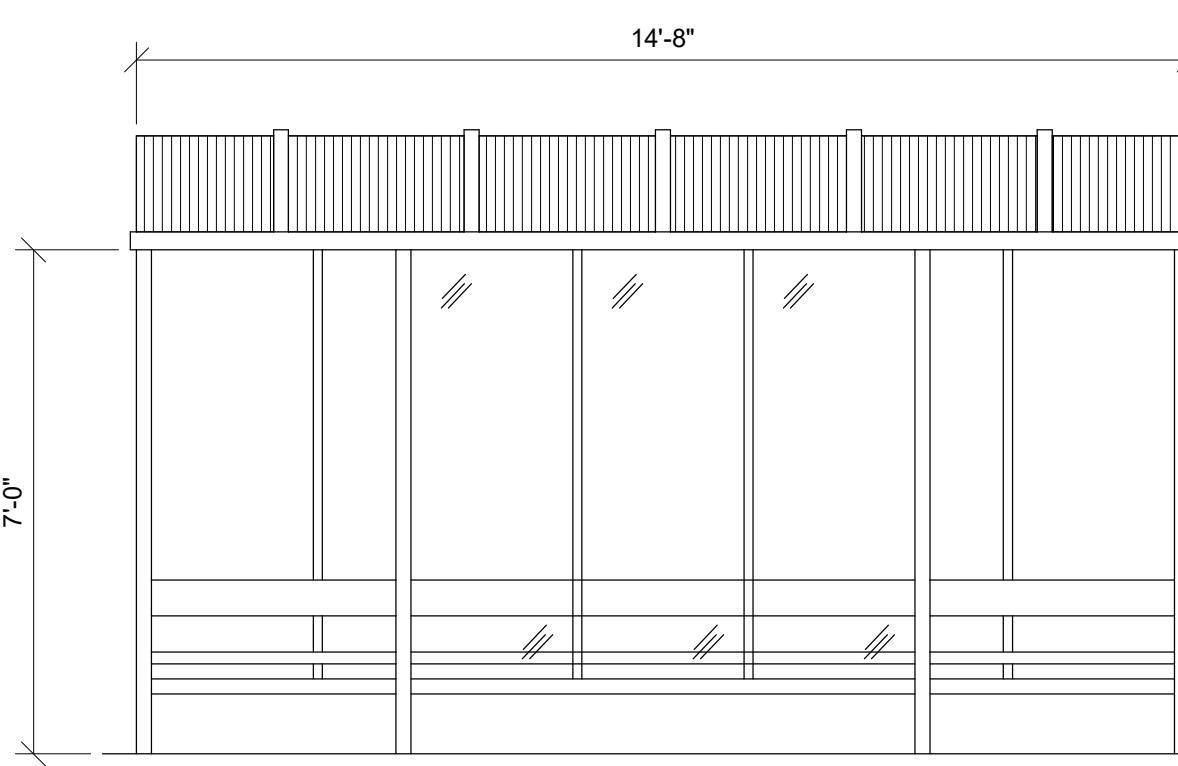


NOTES:

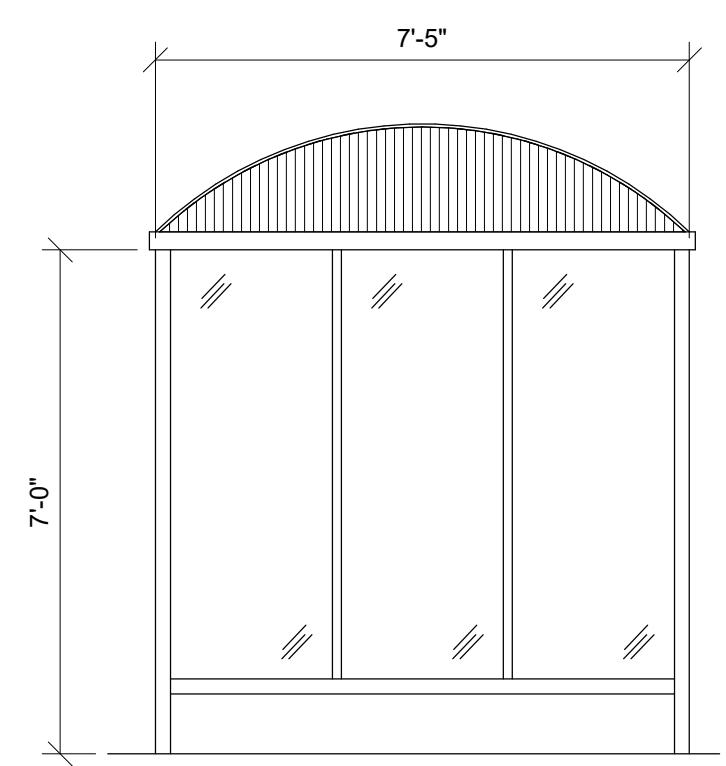
1. PLACARD LAYOUT SHALL BE SITE SPECIFIC. ORIENTATION OF ARROWS SHALL BE BASED ON PYLON SIGN LOCATION.
2. PLACARD REFERS TO CENTER PORTION OF PYLON SIGN SEE SHEET AS1.02 - SK01

PLACARD DETAIL

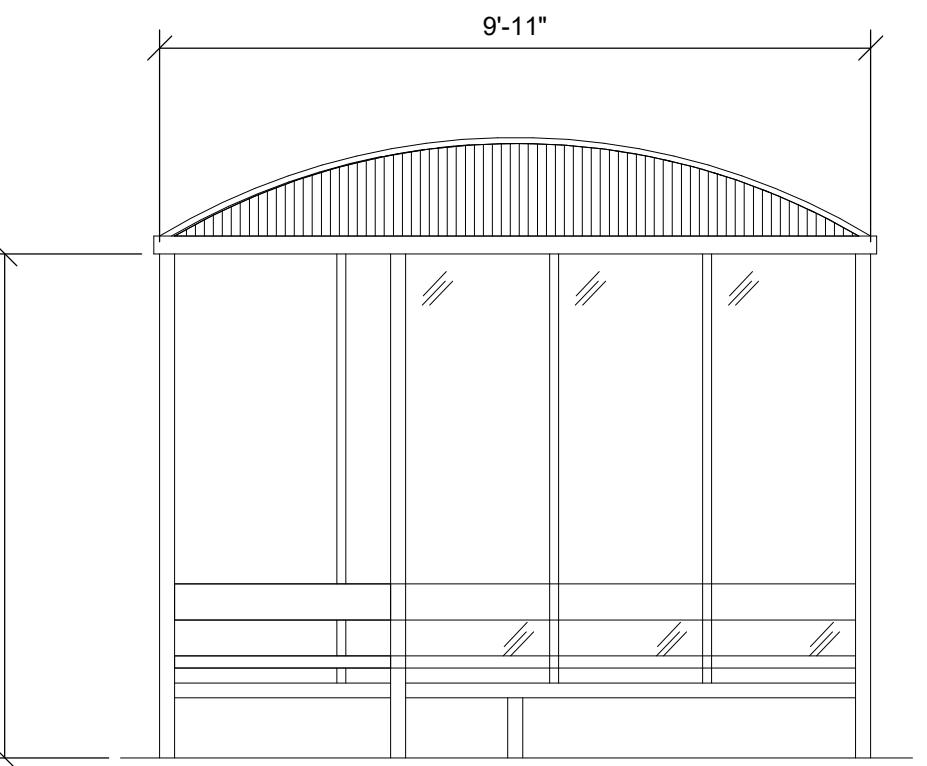
ISSUED FOR: PERMIT	DRAWING NO. AS1.03 -SK01
DLI4 - DISTRIBUTION CENTER 3077 GATEWAY COMMERCE CENTER DR S EDWARDSVILLE, IL 62025	DATE: 06/23/20
RLB+A JOB#: 13316	SCALE:



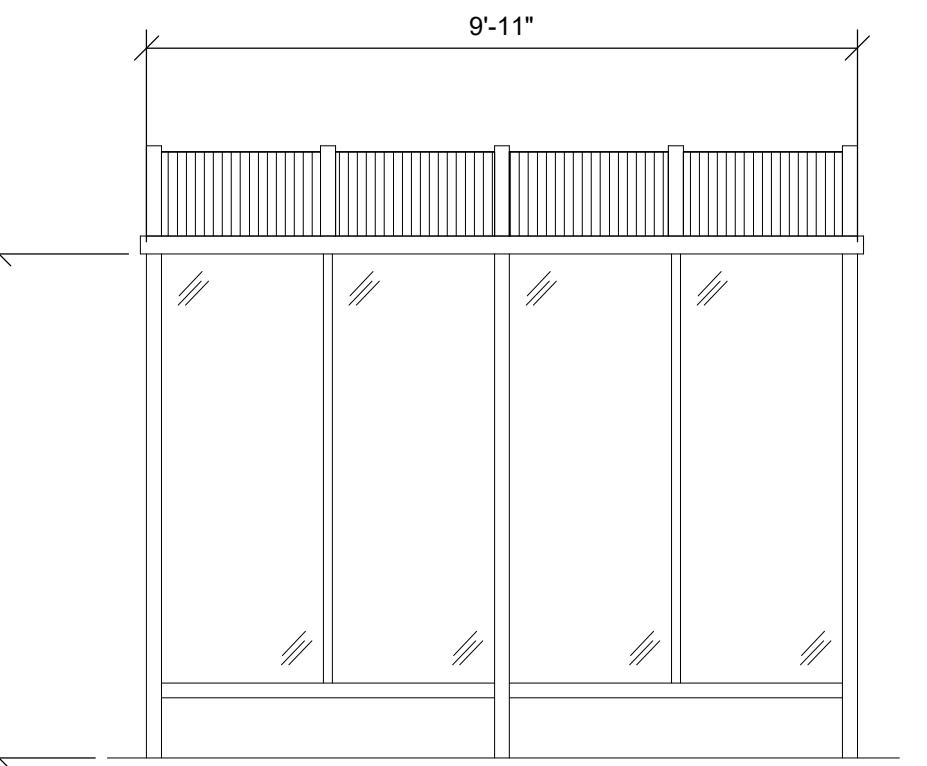
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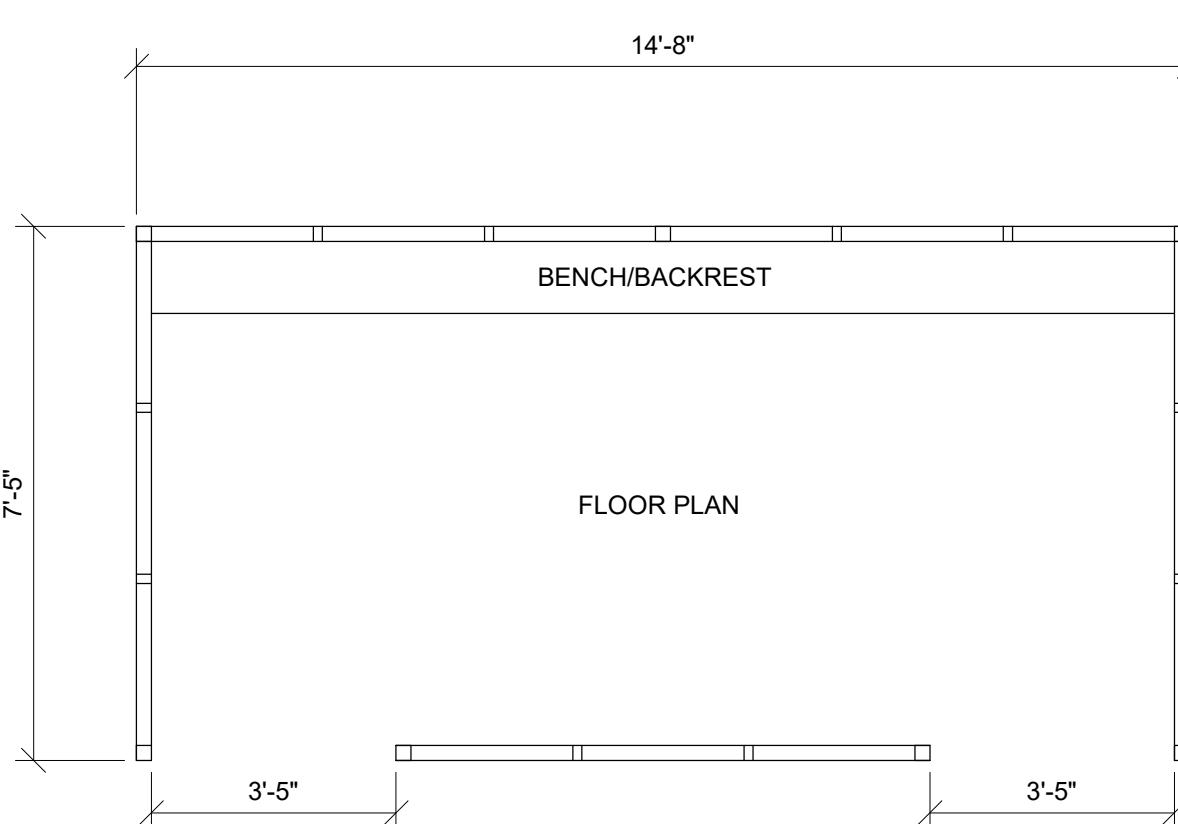
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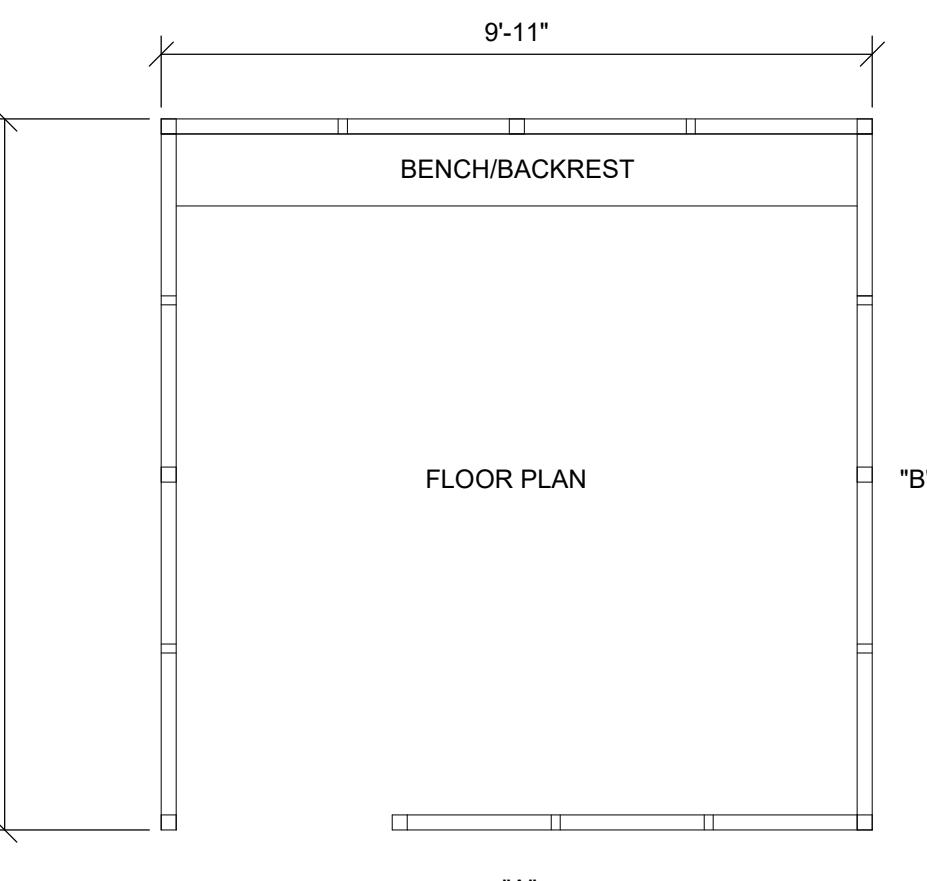
ELEVATION "A"



SECTION "B-B"

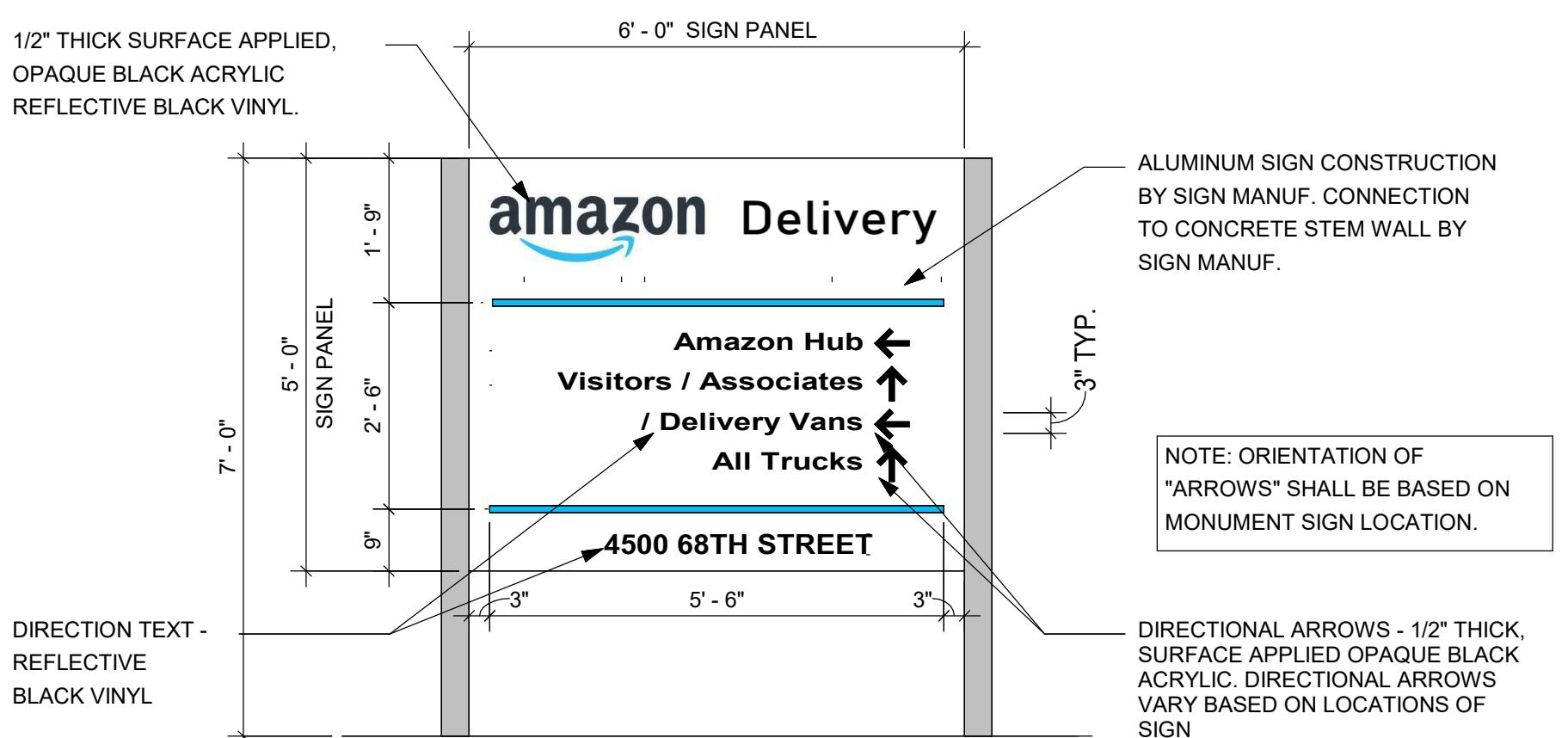


PREFABRICATED RIDESHARE SHELTER PLAN ELEVATION

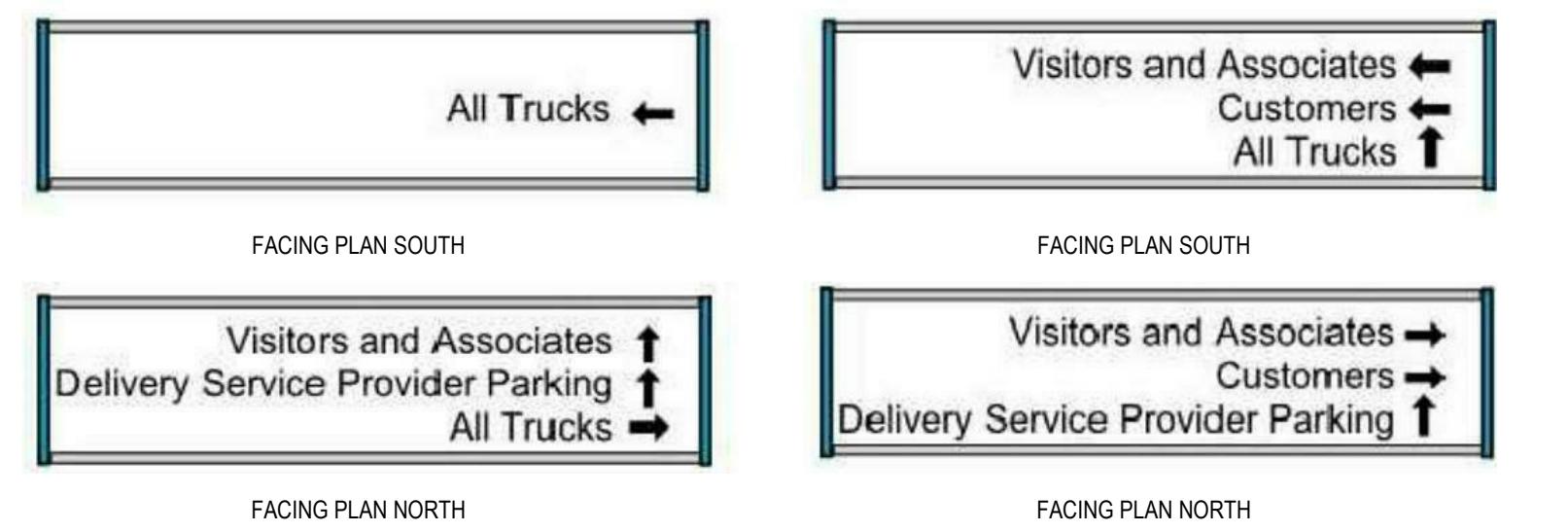


PREFABRICATED SMOKER'S SHELTER PLAN ELEVATION

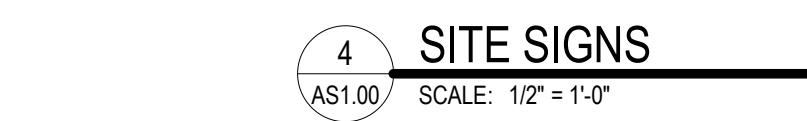
ORDINATE FINAL LOCATION WITH AMAZON CM



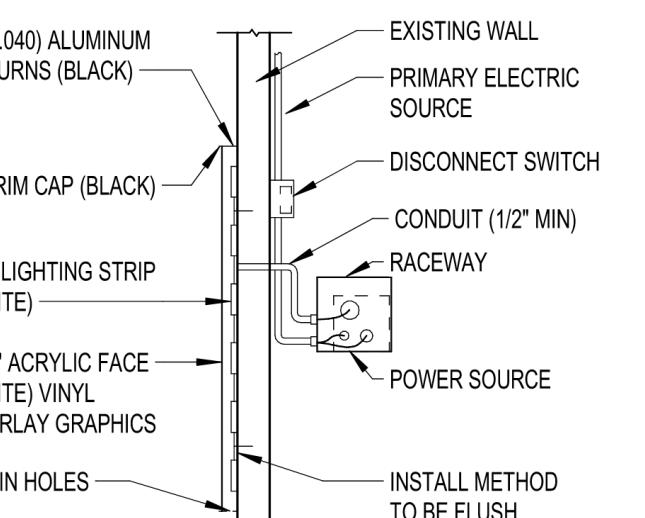
7 FOOT PYLON OPTION



S:
PLACARD LAYOUT SHALL BE SITE SPECIFIC. DETAIL SHOWN IS FOR DELIVERY STATION BUILDING 2W4F



TYP BUILDING SIGN



The logo consists of the word "Bowen" in a large, bold, black sans-serif font. A small black plus sign (+) is positioned at the top left above the letter "B".

NOTICE

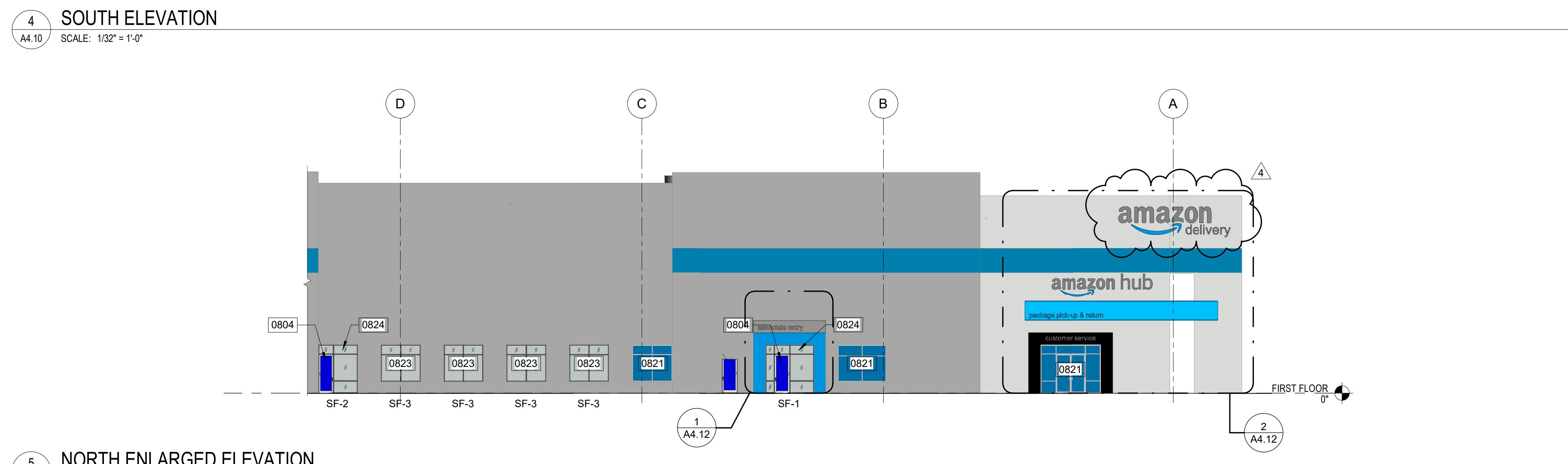
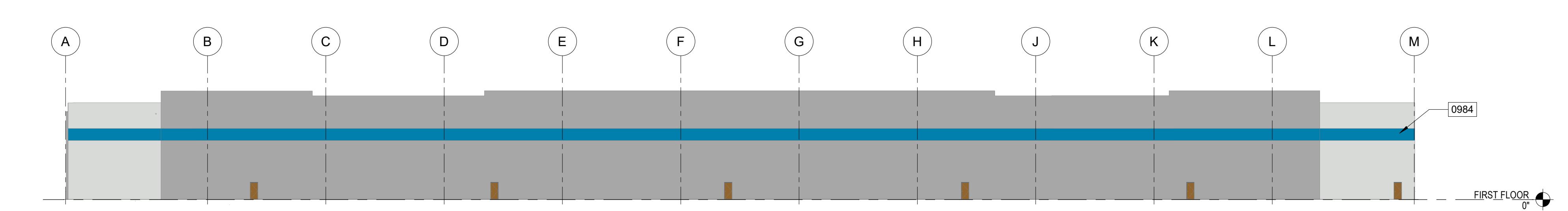
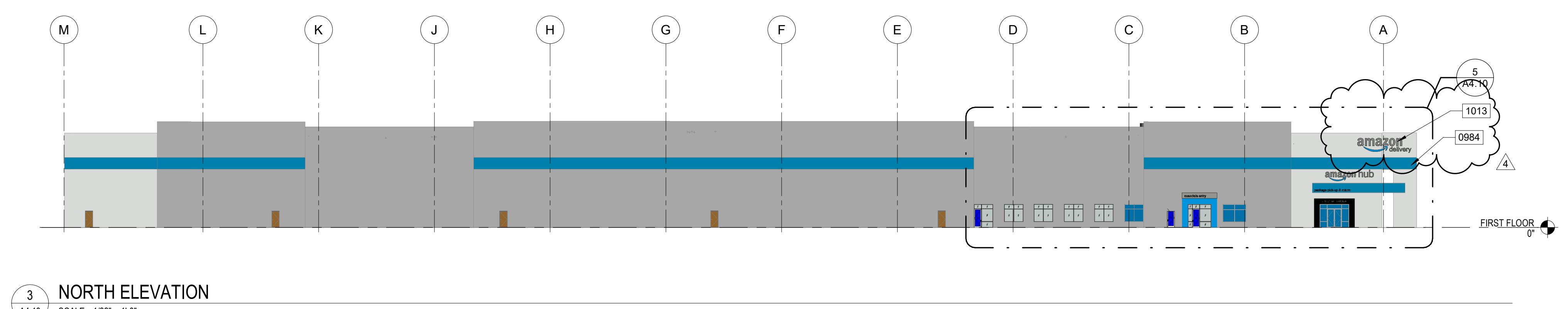
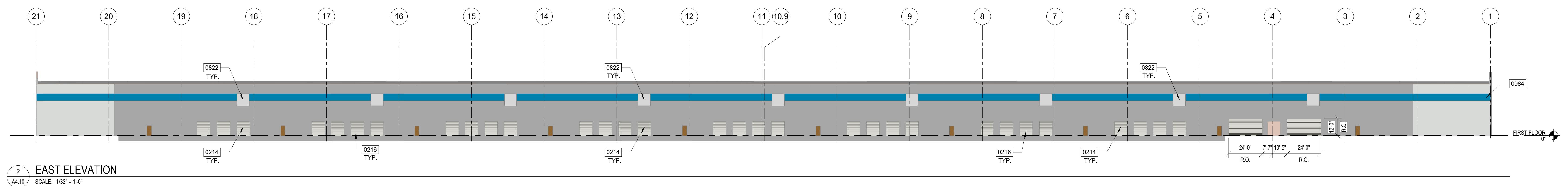
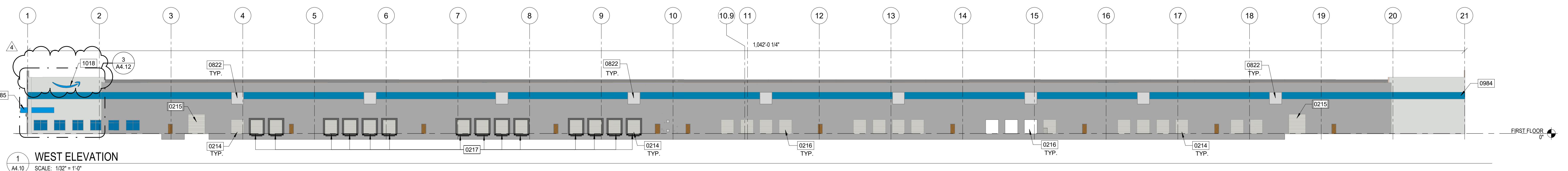
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11/30/2020

LEH - DISTRIBUTION CENTER
TENANT INTERIOR
3077 GATEWAY COMMERCE CENTER DR S
EDWARDSVILLE, IL 62025

AWN BY:	Author
ECKED BY:	Checker
B NO.:	13316
DRAWING NO.	
AS1.00	



5 NORTH ENGLISH ARGED FIVE EIGHT

A4.10 SCALE: 1/16" =

TOP PAINT COLOR LEGEND

PAINT COLOR TO MATCH
PANTONE 2995 C

FEDERAL ELEVATION NOTES

- IG INDICATES INSULATED GLAZING, TYP.
TG INDICATES TEMPERED GLAZING, TYP.
TIG INDICATES TEMPERED, INSULATED GLAZING, TYP.
ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAX.
U-FACTOR OF & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDANT AGENCY
LICENSED BY THE NFR, IN COMPLIANCE WITH 2015 IECC.
ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, U.N.O.

OTES

EXISTING 9'-0" WIDE OVERHEAD DOOR.
EXISTING 12'-0" WIDE OVERHEAD DOOR
SECURE ALL EXISTING OVERHEAD DOORS EXCEPT THOSE SCHEDULED TO REMAIN IN OPERATION (SEE DOOR SCHEDULE SHEET A6.10), SHUT WITH BOLT INSERTED THROUGH TRACK @ 8'-0" AFF. SPOT WELD BOLT HEAD TO OUTSIDE OF TRACK
INSTALL EDGE OF DOCK LEVELER AND COMPONENTS AT DOCK POSITIONS INTENDED TO REMAIN ACTIVE.
ALUMINUM DOOR, REFER TO DOOR ASSEMBLIES.
EXISTING ALUMINUM FRAME STOREFRONT SYSTEM.
EXISTING LOUVER LOCATION
PROPOSED INSULATED TINTED GLASS IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM STOREFRONT IN EXISTING KNOCKOUT PANEL LOCATION. SEE ELEVATIONS
PROPOSED INSULATED TINTED GLASS IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM STOREFRONT IN EXISTING OPENING LOCATION. SEE ELEVATIONS
PAINT PANTONE 2995 C FULL EXTENT OF EXISTING BUILDING STRIPE
PAINT PANTONE 2995 C ALL SIDES OF EXISTING ENTRY CANOPY
SIGNAGE BY VENDOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS.(146.20 SF)
SIGNAGE BY VENDOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS.(90.16 SF)

Bowen+

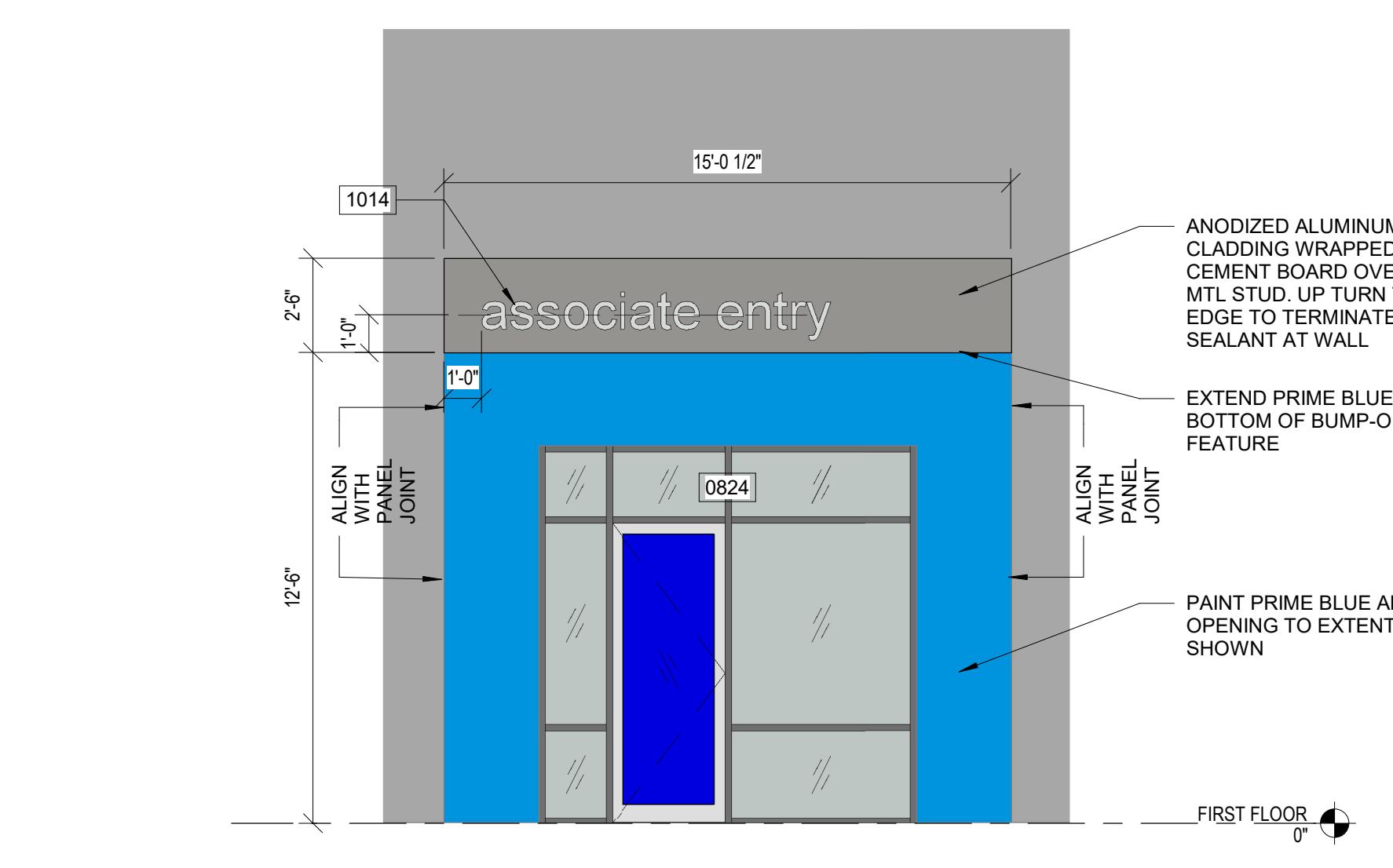
NOTICE

A circular seal for a licensed architect in Illinois. The outer ring contains the text "LICENSED ARCHITECT" at the top and "ILLINOIS" at the bottom, separated by small dots. The inner circle contains the name "ALLAN L. BENZI" above the number "1021390". A blue signature "LLC" is written across the center of the seal.

DE4 - DISTRIBUTION CENTER
TENANT INTERIOR
3077 GATEWAY COMMERCE CENTER DR S
EDWARDSVILLE, IL 62025

AWN BY:
ECKED BY:
B NO.: **133**

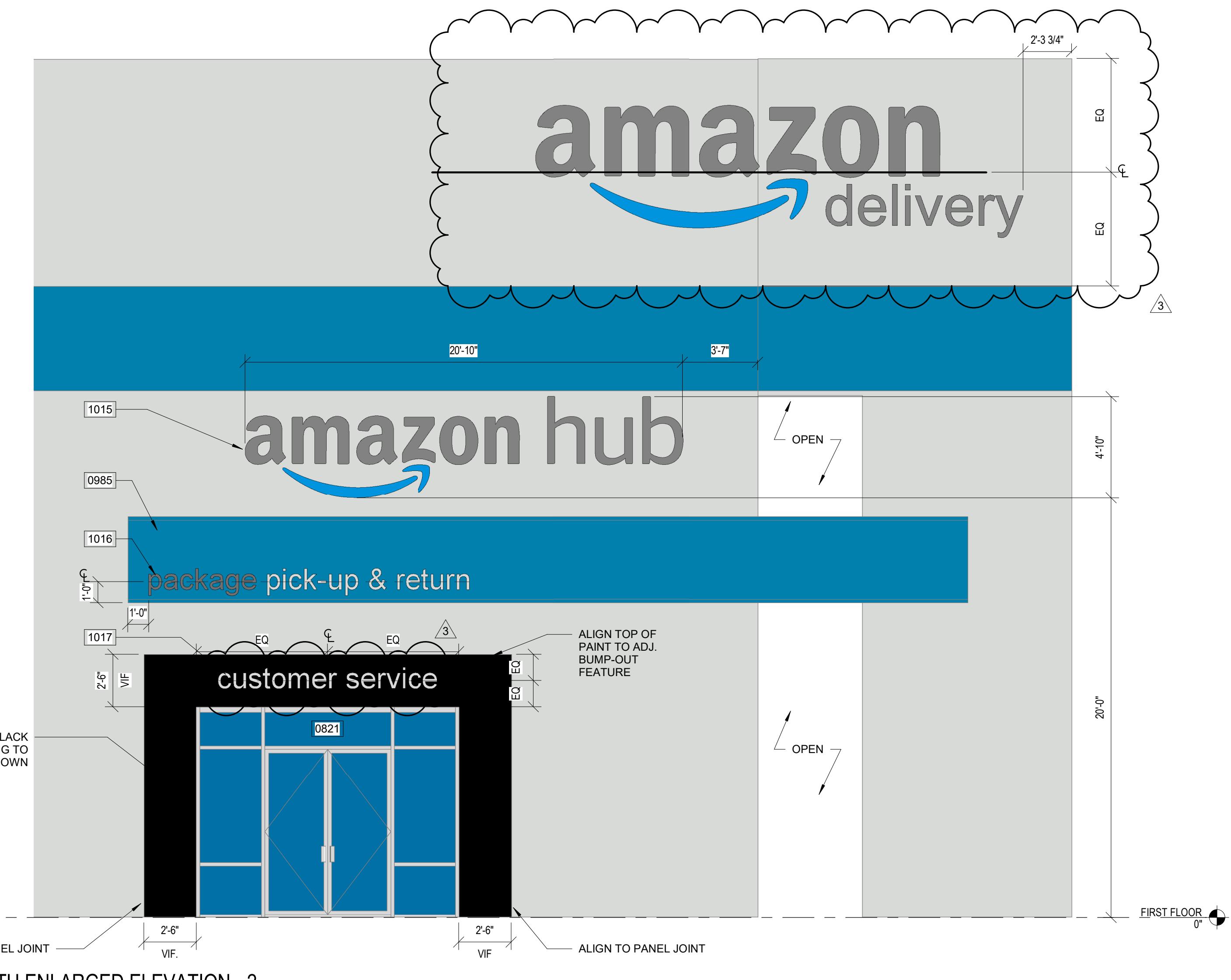
AWING NO.
A4.1



1 NORTH ENLARGED ELEVATION - 1

A4.12

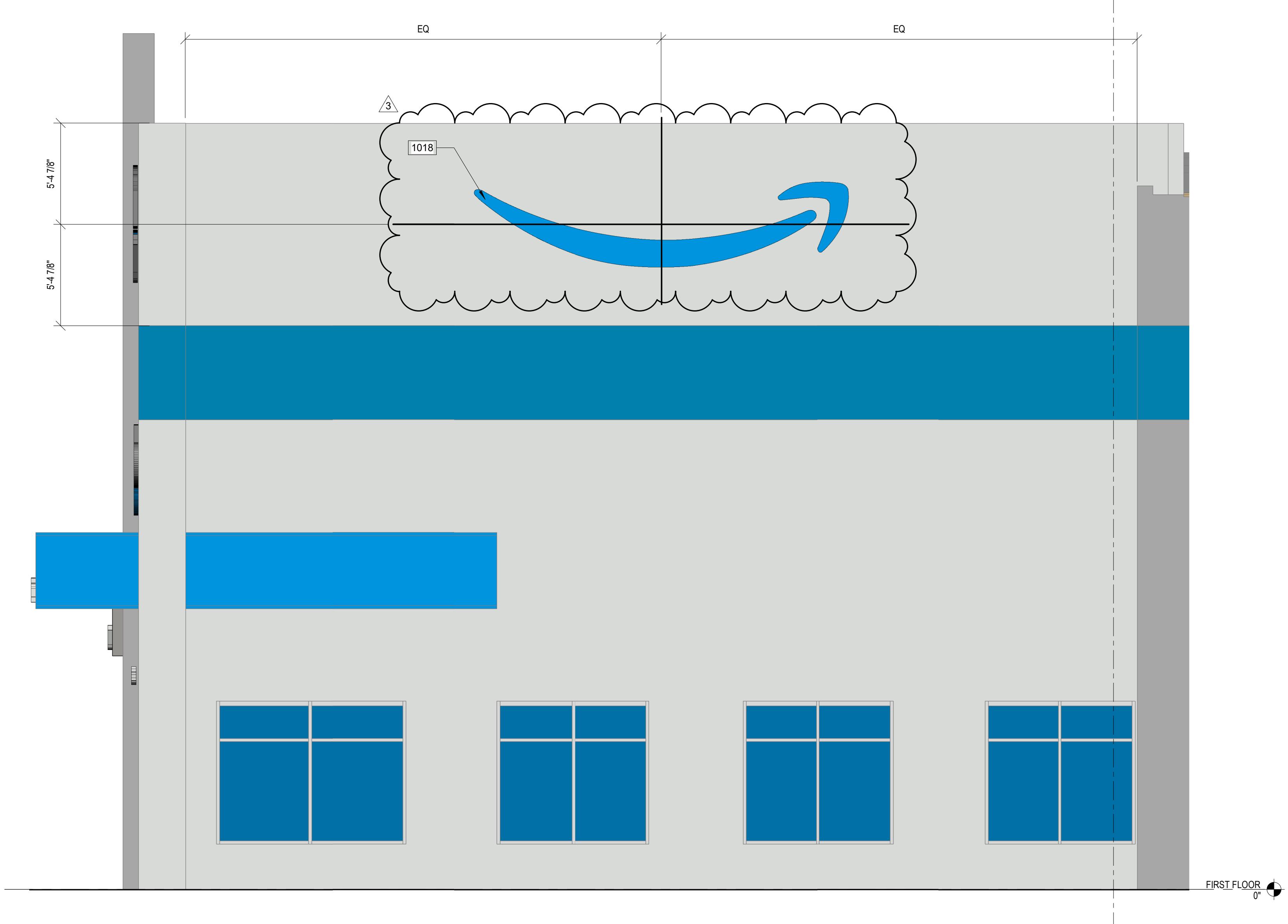
SCALE: 1/4" = 1'-0"



2 NORTH ENLARGED ELEVATION - 2

A4.12

SCALE: 1/4" = 1'-0"



3 ENLARGED WEST ELEVATION

A4.12

SCALE: 1/4" = 1'-0"

EXTERIOR PAINT COLOR LEGEND

SHERWIN WILLIAMS SW 7066 GRAY MATTERS

PAINT COLOR TO MATCH PANTONE 295C

GENERAL ELEVATION NOTES

1. IG INDICATES INSULATED GLAZING, TYP.
2. TG INDICATES TEMPERED GLAZING, TYP.
3. TIQ INDICATES TEMPERED, INSULATED GLAZING, TYP.
4. ALL FIXED INSULATED GLAZING SHALL BE CERTIFIED & LABELED WITH ITS MAX. U-FACTOR OR & SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDANT AGENCY LICENSED BY THE NFRC, IN COMPLIANCE WITH 2015 IECC.
5. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR, U.N.O.

KEYNOTES

- 0821 EXISTING ALUMINUM FRAME STOREFRONT SYSTEM.
0824 PROPOSED INSULATED TINTED GLASS IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM STOREFRONT IN EXISTING OPENING LOCATION.
SEE ELEVATIONS.
- 0985 PAINT COLOR TO MATCH 295C ON ALL SIDES OF EXISTING ENTRY CANOPY
1014 SIGNAGE BY VENDOR, INSTALL PER MANUFACTURER'S SPECIFICATIONS (100.69 SF)
- 1015 SIGNAGE BY VENDOR, INSTALL PER MANUFACTURER'S SPECIFICATIONS (19.77 SF)
1016 SIGNAGE BY VENDOR, INSTALL PER MANUFACTURER'S SPECIFICATIONS (19.77 SF)
- 1017 SIGNAGE BY VENDOR, INSTALL PER MANUFACTURER'S SPECIFICATIONS (10.44 SF)
1018 SIGNAGE BY VENDOR, INSTALL PER MANUFACTURER'S SPECIFICATIONS (90.16 SF)

DLM - DISTRIBUTION CENTER
TENANT INTERIOR
EDWARDSVILLE, IL 62202
ENLARGED ELEVATIONS

DRAWN BY: CFB

CHECKED BY: RW

RLB NO.: 13316

DRAWING NO.

A4.12

Bowen+
2019 Center Street, Suite 500 / Cleveland, Ohio 44113
Phone: (216) 491-9300 Fax: (216) 491-9353
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11/30/2020
LICENCED ARCHITECT
ALLAN L. BENZ
#100-00000
ILLINOIS

DLM - DISTRIBUTION CENTER
TENANT INTERIOR
EDWARDSVILLE, IL 62202
ENLARGED ELEVATIONS